

# NEIGHBORHOOD REVITALIZATION

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*The City has had significant success in revitalizing many of its special emphasis neighborhoods. The FY 2011-15 Capital Improvement Program continues several projects currently underway.*



**HAYNIE-SIRRINE**

|                     |                             |                       |   |
|---------------------|-----------------------------|-----------------------|---|
| Department:         | <u>ECONOMIC DEVELOPMENT</u> | Ranking:              | <u>N/A</u>  |
| Project Status:     | <u>CONTINUATION</u>         | Strategic Goal:       | <u>CITY OF NEIGHBORHOODS</u>                              |
| Start/Finish Dates: | <u>MAY 2007 JUN 2011</u>    | Comp. Plan Principle: | <u>COORDINATE HOUSING DEVELOPMENT WITH INFRASTRUCTURE</u> |

**Project Description:**

This project involves infrastructure improvements associated with the redevelopment of the Haynie-Sirriner neighborhood as identified in the community. Improvements include: basic street upgrades and repairs, circulation connections, streetscaping, sidewalks, sewer, stormwater, and green space. The existing budget is being used to support infrastructure improvements for the Homes of Hope and Tower Development currently underway. As part of that development, the Ellie Mae Logan Park will be restored. In addition, funds are also used for project management related to the reconstruction of Church Street.

**Project Justification (Including Relationship to Strategic Goals, Comprehensive Plan, etc.):**

Much of the existing infrastructure within the Haynie-Sirriner neighborhood is substandard including deteriorated roads; broken curbs and sidewalks; and outdated and undersized stormwater and sanitary sewer systems. Public infrastructure developments are necessary not only to keep these systems up to current standards, but also to leverage private investment. Calculations of build-out value indicate a potential investment of \$50 to \$90 million.

**Method for Estimating Cost:**

Development agreement and contracted costs.

**Project Status (As of January 1, 2010):**

Infrastructure improvements are being made concurrent with construction.

| PROJECT ITEMS                  | FUNDING TO-DATE  | FY 10/11 COST       | FY 11/12 COST       | FY 12/13 COST       | FY 13/14 COST       | FY 14/15 COST       | TOTAL PROJECT COST    |
|--------------------------------|------------------|---------------------|---------------------|---------------------|---------------------|---------------------|-----------------------|
| Planning/Design                | \$280,000        | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$280,000             |
| Site Acquisition Costs         | \$0              | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                   |
| Improvements                   | \$330,094        | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$330,094             |
| Equipment                      | \$0              | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                   |
| Management                     | \$0              | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                   |
| <b>TOTAL PROJECT COST</b>      | <b>\$610,094</b> | <b>\$0</b>          | <b>\$0</b>          | <b>\$0</b>          | <b>\$0</b>          | <b>\$0</b>          | <b>\$610,094</b>      |
| PROJECT FUNDING SOURCES (LIST) | FUNDING TO-DATE  | FY 10/11 EST. FUNDS | FY 11/12 EST. FUNDS | FY 12/13 EST. FUNDS | FY 13/14 EST. FUNDS | FY 14/15 EST. FUNDS | TOTAL PROJECT FUNDING |
| Property Sales                 | \$125,891        | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$125,891             |
| General Obligation Bond - 2003 | \$3,273          | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$3,273               |
| Miscellaneous Grants Fund      | \$78,750         | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$78,750              |
| Revolving House Fund           | \$75,000         | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$75,000              |
| Capital Projects Fund          | \$327,180        | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$327,180             |
| <b>TOTAL PROJECT FUNDING</b>   | <b>\$610,094</b> | <b>\$0</b>          | <b>\$0</b>          | <b>\$0</b>          | <b>\$0</b>          | <b>\$0</b>          | <b>\$610,094</b>      |
| OPERATIONAL COSTS              |                  |                     |                     |                     |                     |                     |                       |
| Operating Impact               |                  | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                   |
| Cumulative Operating Impact    |                  | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                   |
| FTEs Added                     |                  | 0.00                | 0.00                | 0.00                | 0.00                | 0.00                | 0.00                  |
| Cumulative FTEs Added          |                  | 0.00                | 0.00                | 0.00                | 0.00                | 0.00                | 0.00                  |

## GREEN AVENUE IMPROVEMENTS PHASE II

|                     |                             |                       |   |
|---------------------|-----------------------------|-----------------------|---|
| Department:         | <u>ECONOMIC DEVELOPMENT</u> | Ranking:              | <u>N/A</u>  |
| Project Status:     | <u>CONTINUATION</u>         | Strategic Goal:       | <u>CITY OF NEIGHBORHOODS</u>                              |
| Start/Finish Dates: | <u>JULY 2008 JUN 2011</u>   | Comp. Plan Principle: | <u>COORDINATE HOUSING DEVELOPMENT WITH INFRASTRUCTURE</u> |

**Project Description:**

The project includes infrastructure improvements to the Green Avenue neighborhood as a part of the adopted master plan. Infrastructure improvements will be completed on Anderson, McLeod, Casey, Jenkins, Cleo, Lincoln, and Lafayette Streets, as well as Green Avenue. As a part of the upgrade and replacement program, curb, gutter, sidewalk and curb lawn, storm drainage with detention basins, and resurfacing of the streets will be completed.

**Project Justification (Including Relationship to Strategic Goals, Comprehensive Plan, etc.):**

The Green Avenue Master Plan was adopted by the City Council in 2002. The plan includes infrastructure improvements to support the rehabilitation and construction of residential units in the neighborhood. Approximately 40 single family units will be developed in the neighborhood in conjunction with this project.

**Method for Estimating Cost:**

Based on per linear foot costs from similar projects (with adjustments for inflation).

**Project Status (As of January 1, 2010):**

Design is complete. Construction is underway.

| PROJECT ITEMS                      | FUNDING TO-DATE    | FY 10/11 COST       | FY 11/12 COST       | FY 12/13 COST       | FY 13/14 COST       | FY 14/15 COST       | TOTAL PROJECT COST    |
|------------------------------------|--------------------|---------------------|---------------------|---------------------|---------------------|---------------------|-----------------------|
| Planning/Design                    | \$10,875           | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$10,875              |
| Site Acquisition Costs             | \$0                | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                   |
| Improvements                       | \$1,677,282        | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$1,677,282           |
| Equipment                          | \$0                | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                   |
| Management                         | \$61,846           | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$61,846              |
| <b>TOTAL PROJECT COST</b>          | <b>\$1,750,003</b> | <b>\$0</b>          | <b>\$0</b>          | <b>\$0</b>          | <b>\$0</b>          | <b>\$0</b>          | <b>\$1,750,003</b>    |
| PROJECT FUNDING SOURCES (LIST)     | FUNDING TO-DATE    | FY 10/11 EST. FUNDS | FY 11/12 EST. FUNDS | FY 12/13 EST. FUNDS | FY 13/14 EST. FUNDS | FY 14/15 EST. FUNDS | TOTAL PROJECT FUNDING |
| Capital Projects Fund              | \$108,000          | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$108,000             |
| State "C" Funds                    | \$82,877           | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$82,877              |
| Sanitary Sewer Revenue Bond - 2002 | \$224,000          | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$224,000             |
| Stormwater Fund                    | \$524,814          | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$524,814             |
| General Obligation Bond - 2003     | \$186,132          | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$186,132             |
| General Obligation Bond - 2006     | \$624,180          | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$624,180             |
| <b>TOTAL PROJECT FUNDING</b>       | <b>\$1,750,003</b> | <b>\$0</b>          | <b>\$0</b>          | <b>\$0</b>          | <b>\$0</b>          | <b>\$0</b>          | <b>\$1,750,003</b>    |
| OPERATIONAL COSTS                  |                    |                     |                     |                     |                     |                     |                       |
| Operating Impact                   |                    | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                   |
| Cumulative Operating Impact        |                    | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                   |
| FTEs Added                         |                    | 0.00                | 0.00                | 0.00                | 0.00                | 0.00                | 0.00                  |
| Cumulative FTEs Added              |                    | 0.00                | 0.00                | 0.00                | 0.00                | 0.00                | 0.00                  |

## JESSE JACKSON TOWNHOMES/HOPE VI

|                     |                             |                       |   |
|---------------------|-----------------------------|-----------------------|---|
| Department:         | <u>ECONOMIC DEVELOPMENT</u> | Ranking:              | <u>N/A</u>  |
| Project Status:     | <u>CONTINUATION</u>         | Strategic Goal:       | <u>CITY OF NEIGHBORHOODS</u>                              |
| Start/Finish Dates: | <u>JULY 2006 JUN 2011</u>   | Comp. Plan Principle: | <u>COORDINATE HOUSING DEVELOPMENT WITH INFRASTRUCTURE</u> |

**Project Description:**

This project includes improvements in support of the Greenville Housing Authority's (GHA) revitalization of the Jesse Jackson Townhomes. Funding in the amount of \$20 million was received from the U.S. Department of Housing and Urban Development for this redevelopment. In addition, property will be donated to GHA to support residential landscape and other improvements on Greenacre Road.

**Project Justification (Including Relationship to Strategic Goals, Comprehensive Plan, etc.):**

The City and GHA completed a master plan in January 2004. The master plan included the redevelopment of the Jesse Jackson Townhomes. Funding was awarded in March 2005.

**Method for Estimating Cost:**

In-house estimates.

**Project Status (As of January 1, 2010):**

Construction on the infrastructure supporting the new multi-family units is complete. Greenacre Road improvements including sidewalk construction, intersection alignment, and streetscape improvements are underway.

**Other Special Considerations (Future Expansion/Special Features/Etc.):**

OMB estimate of operating costs includes landscape maintenance costs related to the Greenacre Road improvements.

| PROJECT ITEMS                  | FUNDING TO-DATE    | FY 10/11 COST       | FY 11/12 COST       | FY 12/13 COST       | FY 13/14 COST       | FY 14/15 COST       | TOTAL PROJECT COST    |
|--------------------------------|--------------------|---------------------|---------------------|---------------------|---------------------|---------------------|-----------------------|
| Planning/Design                | \$0                | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                   |
| Site Acquisition Costs         | \$0                | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                   |
| Improvements                   | \$3,000,000        | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$3,000,000           |
| Equipment                      | \$0                | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                   |
| Management                     | \$0                | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                   |
| <b>TOTAL PROJECT COST</b>      | <b>\$3,000,000</b> | <b>\$0</b>          | <b>\$0</b>          | <b>\$0</b>          | <b>\$0</b>          | <b>\$0</b>          | <b>\$3,000,000</b>    |
| PROJECT FUNDING SOURCES (LIST) | FUNDING TO-DATE    | FY 10/11 EST. FUNDS | FY 11/12 EST. FUNDS | FY 12/13 EST. FUNDS | FY 13/14 EST. FUNDS | FY 14/15 EST. FUNDS | TOTAL PROJECT FUNDING |
| General Fund                   | \$225,500          | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$225,500             |
| Capital Projects Fund          | \$75,000           | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$75,000              |
| General Obligation Bond - 2003 | \$28,000           | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$28,000              |
| General Obligation Bond - 2006 | \$2,171,500        | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$2,171,500           |
| Stormwater Fund                | \$250,000          | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$250,000             |
| Sanitary Sewer Fund            | \$250,000          | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$250,000             |
| <b>TOTAL PROJECT FUNDING</b>   | <b>\$3,000,000</b> | <b>\$0</b>          | <b>\$0</b>          | <b>\$0</b>          | <b>\$0</b>          | <b>\$0</b>          | <b>\$3,000,000</b>    |
| OPERATIONAL COSTS              |                    |                     |                     |                     |                     |                     |                       |
| Operating Impact               |                    | \$1,000             | \$1,030             | \$1,061             | \$1,093             | \$1,126             | \$5,310               |
| Cumulative Operating Impact    |                    | \$1,000             | \$2,030             | \$3,091             | \$4,184             | \$5,310             | \$5,310               |
| FTEs Added                     |                    | 0.00                | 0.00                | 0.00                | 0.00                | 0.00                | 0.00                  |
| Cumulative FTEs Added          |                    | 0.00                | 0.00                | 0.00                | 0.00                | 0.00                | 0.00                  |

## WEST GREENVILLE IMPROVEMENTS PHASE II

|                     |                             |                       |   |
|---------------------|-----------------------------|-----------------------|---|
| Department:         | <u>ECONOMIC DEVELOPMENT</u> | Ranking:              | <u>N/A</u>  |
| Project Status:     | <u>CONTINUATION</u>         | Strategic Goal:       | <u>CITY OF NEIGHBORHOODS</u>                              |
| Start/Finish Dates: | <u>JULY 2009 JUN 2011</u>   | Comp. Plan Principle: | <u>COORDINATE HOUSING DEVELOPMENT WITH INFRASTRUCTURE</u> |

### Project Description:

The purpose of the project is to improve and upgrade public infrastructure facilities in the West Greenville neighborhood. The West Greenville Master Plan recommends providing improvements to public infrastructure to promote connectivity of neighborhood streets; provide access green space and the West Greenville Community Center; and support new residential development. The project includes the creation of a connection between Endel and Queen Streets, achieved by upgrading Sizemore and Queens Courts. Specific improvements include roadways, sidewalks with curb lawns, curbs, gutter, and storm drainage improvements.

### Project Justification (Including Relationship to Strategic Goals, Comprehensive Plan, etc.):

The proposed improvements will support Kingsview Pointe, which includes 27 new, affordable homes on both Sizemore and Queens Courts. The improvements will also support future development by Bethel Bible Missionary Church.

### Method for Estimating Cost:

Based on cost estimates provided by contracted engineer.

### Project Status (As of January 1, 2010):

Project is underway and will be complete by FY 2010-11.

### Other Special Considerations (Future Expansion/Special Features/Etc.):

The OMB estimate of operating costs reflects estimated sidewalk and streetlight maintenance costs.

| PROJECT ITEMS                  | FUNDING TO-DATE  | FY 10/11 COST       | FY 11/12 COST       | FY 12/13 COST       | FY 13/14 COST       | FY 14/15 COST       | TOTAL PROJECT COST    |
|--------------------------------|------------------|---------------------|---------------------|---------------------|---------------------|---------------------|-----------------------|
| Planning/Design                | \$0              | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                   |
| Site Acquisition Costs         | \$0              | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                   |
| Improvements                   | \$500,050        | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$500,050             |
| Equipment                      | \$0              | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                   |
| Management                     | \$19,950         | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$19,950              |
| <b>TOTAL PROJECT COST</b>      | <b>\$520,000</b> | <b>\$0</b>          | <b>\$0</b>          | <b>\$0</b>          | <b>\$0</b>          | <b>\$0</b>          | <b>\$520,000</b>      |
| PROJECT FUNDING SOURCES (LIST) | FUNDING TO-DATE  | FY 10/11 EST. FUNDS | FY 11/12 EST. FUNDS | FY 12/13 EST. FUNDS | FY 13/14 EST. FUNDS | FY 14/15 EST. FUNDS | TOTAL PROJECT FUNDING |
| Stormwater Fund                | \$27,000         | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$27,000              |
| Sanitary Sewer Fund            | \$61,000         | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$61,000              |
| General Obligation Bond - 2003 | \$37,609         | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$37,609              |
| Donations                      | \$260,000        | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$260,000             |
| Capital Projects Fund          | \$134,391        | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$134,391             |
| <b>TOTAL PROJECT FUNDING</b>   | <b>\$520,000</b> | <b>\$0</b>          | <b>\$0</b>          | <b>\$0</b>          | <b>\$0</b>          | <b>\$0</b>          | <b>\$520,000</b>      |
| OPERATIONAL COSTS              |                  |                     |                     |                     |                     |                     |                       |
| Operating Impact               |                  | \$1,500             | \$1,545             | \$1,591             | \$1,639             | \$1,688             | \$7,963               |
| Cumulative Operating Impact    |                  | \$1,500             | \$3,045             | \$4,636             | \$6,275             | \$7,963             | \$7,963               |
| FTEs Added                     |                  | 0.00                | 0.00                | 0.00                | 0.00                | 0.00                | 0.00                  |
| Cumulative FTEs Added          |                  | 0.00                | 0.00                | 0.00                | 0.00                | 0.00                | 0.00                  |

## MT. EUSTIS STREET IMPROVEMENTS

|                     |                             |                       |   |
|---------------------|-----------------------------|-----------------------|---|
| Department:         | <u>ECONOMIC DEVELOPMENT</u> | Ranking:              | <u>GROUP B - HIGH PRIORITY</u>                            |
| Project Status:     | <u>CONTINUATION</u>         | Strategic Goal:       | <u>CITY OF NEIGHBORHOODS</u>                              |
| Start/Finish Dates: | <u>JULY 2009 JUN 2011</u>   | Comp. Plan Principle: | <u>COORDINATE HOUSING DEVELOPMENT WITH INFRASTRUCTURE</u> |

**Project Description:**

Funding is requested to construct a new public street and replace (or upgrade) sidewalks, streets, sanitary sewers, stormwater lines, and drinking water systems on Mt. Eustis Street in the Greenline-Spartanburg neighborhood. Genesis Homes is building a residential affordable workforce development with units for sale and for rent. The Greenline-Spartanburg neighborhood has reviewed and approved the redevelopment plan. Redevelopment will take place in several phases beginning at the intersection of Mt. Eustis Street and Mt. Zion Avenue.

**Project Justification (Including Relationship to Strategic Goals, Comprehensive Plan, etc.):**

The proposed development will support affordable workforce residential units in the Greenline-Spartanburg neighborhood.

**Method for Estimating Cost:**

Estimate based on estimates provided for similar construction projects.

**Project Status (As of January 1, 2010):**

Planning and design services are underway.

**Other Special Considerations (Future Expansion/Special Features/Etc.):**

EPA funding for stormwater, sanitary sewer, and drinking water lines will also be used for this project.

OMB estimate of operating costs reflects additional sidewalk maintenance and street lighting costs.

| PROJECT ITEMS                  | FUNDING TO-DATE  | FY 10/11 COST       | FY 11/12 COST       | FY 12/13 COST       | FY 13/14 COST       | FY 14/15 COST       | TOTAL PROJECT COST    |
|--------------------------------|------------------|---------------------|---------------------|---------------------|---------------------|---------------------|-----------------------|
| Planning/Design                | \$100,000        | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$100,000             |
| Site Acquisition Costs         | \$0              | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                   |
| Improvements                   | \$226,372        | \$580,000           | \$0                 | \$0                 | \$0                 | \$0                 | \$806,372             |
| Equipment                      | \$0              | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                   |
| Management                     | \$0              | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                   |
| <b>TOTAL PROJECT COST</b>      | <b>\$326,372</b> | <b>\$580,000</b>    | <b>\$0</b>          | <b>\$0</b>          | <b>\$0</b>          | <b>\$0</b>          | <b>\$906,372</b>      |
| PROJECT FUNDING SOURCES (LIST) | FUNDING TO-DATE  | FY 10/11 EST. FUNDS | FY 11/12 EST. FUNDS | FY 12/13 EST. FUNDS | FY 13/14 EST. FUNDS | FY 14/15 EST. FUNDS | TOTAL PROJECT FUNDING |
| Capital Projects Fund          | \$326,372        | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 | \$326,372             |
| Federal Grant - EPA            | \$0              | \$580,000           | \$0                 | \$0                 | \$0                 | \$0                 | \$580,000             |
| <b>TOTAL PROJECT FUNDING</b>   | <b>\$326,372</b> | <b>\$580,000</b>    | <b>\$0</b>          | <b>\$0</b>          | <b>\$0</b>          | <b>\$0</b>          | <b>\$906,372</b>      |
| OPERATIONAL COSTS              |                  |                     |                     |                     |                     |                     |                       |
| Operating Impact               |                  | \$663               | \$696               | \$730               | \$767               | \$805               | \$3,661               |
| Cumulative Operating Impact    |                  | \$663               | \$1,358             | \$2,089             | \$2,855             | \$3,661             | \$3,661               |
| FTEs Added                     |                  | 0.00                | 0.00                | 0.00                | 0.00                | 0.00                | 0.00                  |
| Cumulative FTEs Added          |                  | 0.00                | 0.00                | 0.00                | 0.00                | 0.00                | 0.00                  |

